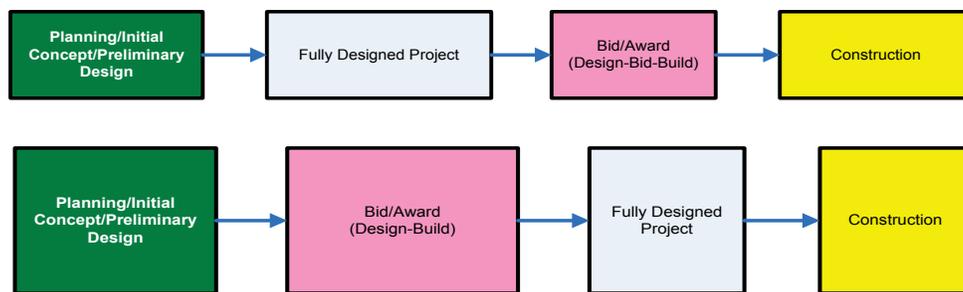


DESIGN-BUILD PROCESS SUMMARY

INTRODUCTION

There are several project delivery systems (contracting methods). The most traditional delivery system is Design-Bid-Build (“low bid”). Design-Build is an alternative method of project delivery to the City’s normal process which is Design-Bid-Build process. Under a Design-Build contract, the same entity (Design-Builder) provides both engineering design and construction services for the Project. Consequently, the City’s oversight role particularly during design consists of monitoring and auditing progress, interpreting contract requirements, and verifying design compliance with contract requirements. Design-Builder is the Engineer of Record/Work and responsible for delivery of a complete product i.e., Project design and construction.



DECISION

There are several established reasons for a public owner such as the City to decide on the project delivery method e.g., Design-Build. Schedule and the desire to work with a single entity for total delivery are the primary reasons.

COMPETITION

Public contracting laws require the award of contracts in a competitive process that is not necessarily a “low-bid” one only. For Design-Bid-Build contracts, the pre-qualified Bidders compete on price element only. For Design-Build contracts, the prequalified and shortlisted bidders compete in more than one area because the value of the Proposal is no longer limited to price alone; it includes multiple elements e.g. technical proposal, management plan, EOCP commitment level, etc.

SELECTION & AWARD

The Bidders are required to submit their Price Proposal (in sealed envelope) and Non-price Proposal separately.

The City currently uses 3 variations of the process as follows:

- a) 2-step Process that includes Request of Qualifications (RFQ) followed by short-listing firms who have submitted Statements of Qualifications (SOQs) and then issuing Request

for Proposals (RFP). In a 2-step process only 3-5 firms are selected during the RFQ process who may participate in the RFP step.

- b) 1-step Process that combines the RFQ and RFP into one phase allowing those contractors previously determined pre-qualified under the City's Contractor Prequalification Program to submit a Proposal.
- c) As-Needed Process where RFP's are first issued to a pre-established list of Design-Builders only.

There are several industry (i.e., DBIA) accepted selection formulas. The City uses a few:

- 1. Weighted Criteria: Weights are assigned to the selection criteria e.g., 65% for Price and 35% for Non-price factors). The winner is the one with the highest score.
- 2. Adjusted Low Bid: Price is adjusted by the non-price criteria by dividing the Price Score by the Non-price Score).
- 3. Best Value: Fixed price Bids are compared using non-price criteria e.g., technical and design concept proposed.
- 4. Meet Criteria/Low Bid: Price Bids are compared for technical proposals that meet certain minimum criteria.

The City's standard RFQ and RFP "boiler specifications" describe the selection and award process and the scoring system in details so that the potential Design-Builders know where to concentrate their competition efforts prior to Bid submittals.

Usually a group of City staff and sometimes invitees from other agencies form a review panel who evaluate the Non-price submittals i.e., Statement of Qualifications (SOQ) and Proposals using a point system. Following is an example:

<u>Criteria</u>	<u>Maximum Points</u>
Executive Summary	5
Project Team	10
Technical Approach/Design Concept	27
Construction Plan	10
Project Challenges/Issues	10
Community Outreach	5
EOCP Commitment	23
Presentation/Interview	10
<u>Reference Checks</u>	<u>5</u>
Total Points	105

The review panel then sends the evaluation results to the Purchasing & Contracting Department who will then open the sealed Price information for completing the evaluation process in a scheduled public meeting.

The results are submitted to the Mayor or designee (typically the E&CP's Director) who will make the final selection of the best team with the highest value.

Design-Build Process

